



Mario Montez <mario.montez@lacity.org>

## Venice Beach BID petitions: 6/13/16

6 messages

**Tara Devine** <tara@devine-strategies.com>  
To: Mario Montez <mario.montez@lacity.org>

Mon, Jun 13, 2016 at 12:44 PM

Today's petition - This is Snapshot aka Ekker, which I believe you will mark provisional. I have already followed up to request a copy of their lease and will forward when rec'd. Snapshot has a long-term ground lease (something like 65 years.)

 **SNAPSHOT.pdf**  
39K

**Mario Montez** <mario.montez@lacity.org>  
To: Tara Devine <tara@devine-strategies.com>

Mon, Jun 13, 2016 at 1:33 PM

Tara,

Reviewed petitions received today - problem petitions listed below.

Sherman petition - Statement of Authority to Sign signature missing.

Snapshot petition - County shows owner as Ekker, Leslie Co Trs.

[Quoted text hidden]

**Tara Devine** <tara@devine-strategies.com>  
To: Mario Montez <mario.montez@lacity.org>

Mon, Jun 13, 2016 at 1:43 PM

No problem - I figured. I have marked both provisional for now. Former returned by mail with request to sign; on the latter, I have requested a copy of the lease. It apparently contains terms they do not wish to make public; they are checking with their attorneys, but are doubtful they will okay release of the lease.

Can they provide in lieu either of the following:

- 1) assignment of the lease
- OR
- 2) excerpts and/or a redacted version that shows the following:
  - Term of the lease
  - The portion of the lease that says the tenant is responsible for all property taxes, etc.
  - Execution by lessor (owner of record) & lessee
- 3) Have the owner of record execute the petition (if she is willing to do so; we do not know if she is willing to.)
- 4) Some other form of documentation satisfactory to Clerk?

Lastly, I show us at 27.86% verified/official, with 1.52% provisional/rejected. Does this match your records?

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**Mario Montez** <mario.montez@lacity.org>  
To: Dennis Rader <dennis.rader@lacity.org>

Mon, Jun 13, 2016 at 1:47 PM

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**Mario Montez** <mario.montez@lacity.org>

Mon, Jun 13, 2016 at 2:17 PM

To: Tara Devine &lt;tara@devine-strategies.com&gt;

Tara,

I'll forward your in lieu of lease request to Miranda. My updated petition count is 27.38% . Below is my list of provisional petitions.

Beilenson  
Ekker  
JSB Properties  
Murez  
Rudner  
Sherman  
Slenzak

Thanks

Mario

[Quoted text hidden]

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**Mario Montez** <mario.montez@lacity.org>

Mon, Jun 13, 2016 at 4:38 PM

To: Miranda Paster &lt;miranda.paster@lacity.org&gt;

Miranda,

Please see above email from Tara Devine regarding alternate documentation, other than the actual lease agreement, that would be acceptable for evaluating whether or not we can accept a petition signed by the lessee.

Thanks

Mario

----- Forwarded message -----

From: **Mario Montez** <mario.montez@lacity.org>

Date: Mon, Jun 13, 2016 at 2:17 PM

Subject: Re: Venice Beach BID petitions: 6/13/16

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